



SCOTTSDALE PLANNING COMMISSION
STUDY SESSION AGENDA
CITY HALL KIVA
3939 N DRINKWATER BLVD
SCOTTSDALE, ARIZONA
AUGUST 27, 2003
4:15 PM

1. CALL TO ORDER
2. ADMINISTRATIVE REPORT – RANDY GRANT
3. REVIEW OF AUGUST 27, 2003 AGENDA
4. REVIEW OF SEPTEMBER 10, 2003 TENTATIVE AGENDA
5. ADJOURNMENT



AGENDA
SCOTTSDALE PLANNING COMMISSION
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
AUGUST 27, 2003
5:00 P.M.

ROLL CALL

REVIEW OF MINUTES OF PAST MEETINGS

1. June 25, 2003
2. July 9, 2003

CONTINUANCES

3. 5-ZN-1992#3 (Boulders Villas) request by LVA Urban Design Studio, applicant, Wyndham International, owner, for site plan approval per zoning stipulations from 5-ZN-1992 on a 18.1 +/- acre parcel located at the Northeast corner of Westland Road and Scottsdale Road with Planned Neighborhood Center, Planned Community District, Environmentally Sensitive Lands (PNC, PCD, ESL) and Central Business District, Planned Community District, Environmentally Sensitive Lands (C-2, PCD, ESL) zoning. **Continued to October 8, 2003.**

EXPEDITED AGENDA

4. 10-UP-2003 (Benchmark design) request by Benchmark Design, applicant, BH Enterprises of Arizona, owner, for a conditional use permit for Furniture Manufacturing or Refinishing in an existing building located at 7848 E Redfield Road with Industrial Park District (I-1) zoning. Staff contact person is Bill Verschuren, 480-312-7734. **Applicant contact person is Stephen Klassen, 480-650-9921.**

Comments: This request is for a conditional use permit for furniture manufacturing and refinishing.

5. 12-UP-2003 (Basis Charter School) request by Jordan Bischoff McGuire & Rose PLC, applicant, Scorpius Corporation, owner, for a conditional use permit for a Private/Charter School on a 1 +/- acre parcel located at 9128 E San Salvador with Industrial Park, Planned Community District (I-1, PCD) zoning. Staff contact person is Bill Verschuren, 480-312-7734. **Applicant contact person is Jordan Rose, 480-505-3939.**

Comments: This request is for a conditional use permit for a Charter School.

SCOTTSDALE PLANNING COMMISSION

AUGUST 27, 2003

PAGE 2

6. 13-UP-2003 (DC Ranch Village Health Studio And Spa) request by Biskind, Hunt & Taylor, P.L.C., applicant, DC Ranch L.L.C., owner for a conditional use permit for a health studio on a 6.3 +/- acre parcel located at the southeast corner of Union Hills Drive and Thompson Peak Parkway with Planned Commercial Center, Planned Community District (PCC, PCD) zoning. Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is Karrin K. Taylor, 602-955-3452.**

Comments: This request is for a conditional use permit for a health studio.

REGULAR AGENDA

7. 9-ZN-2003 (McDowell Village) request by City of Scottsdale, applicant/owner, to rezone from Regional Shopping Center District (C-S) to Planned Community District (PCD) with underlying zoning comparable to Regional Shopping Center District (C-S) and Multi-Family Residential District (R-5) on a 13.3 +/- acre parcel located near the northwest corner of Granite Reef and McDowell Roads. Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is Laurel Edgar, 480-312-7313.**

Comments: This is a request to apply the Planned Community District (PCD) zoning to provide for flexibility in design standards.

8. 15-UP-2003 (McDowell Village) request by City of Scottsdale, applicant/owner, for a Municipal Use Master Site Plan for a Senior Center on a portion of a 13.3 +/- acre parcel located near the northwest corner of Granite Reef and McDowell Roads. Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is Laurel Edgar, 480-312-7313.**

Comments: The Senior Center requires a Municipal Use Master Site Plan.

WRITTEN COMMUNICATION

ADJOURNMENT

David Gulino, Chairman
Eric Hess
Tony Nelssen
James Heitel

Steve Steinberg, Vice Chairman
David Barnett
Jeffrey Schwartz

For additional information click on the link to 'Projects in the Public Hearing Process' at:
<http://www.ScottsdaleAZ.gov/projects>.



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.

Planning Commission Report



MEETING DATE: AUGUST 27, 2003

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

REQUEST

Boulders Villas

Request for site plan approval per zoning stipulations from 5-ZN-1992 on a 18.1 +/- acre parcel located at the Northeast corner of Westland Road and Scottsdale Road with Planned Neighborhood Center, Planned Community District, Environmentally Sensitive Lands (PNC, PCD, ESL) and Central Business District, Planned Community District, Environmentally Sensitive Lands (C-2, PCD, ESL) zoning.

5-ZN-1992#3

CONTINUANCE DATE

October 8, 2003

**REASON FOR
CONTINUANCE**

The applicant has requested more time to work out issues with this project.

STAFF CONTACT(S)

Kira Wauwie
480-312-7061
Project Coordination Manager
E-mail: kwauwie@ScottsdaleAZ.gov

APPROVED BY

Randy Grant
Chief Planning Officer

PLANNING COMMISSION REPORT



MEETING DATE: August 27, 2003

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Benchmark design

REQUEST

Request to approve a conditional use permit for Furniture Manufacturing or Refinishing in 4 suites of an existing building located at 7848 E Redfield Road with Industrial Park District (I-1) zoning.

10-UP-2003

Key Items for Consideration:

- Internal expansion of an existing use.
- No changes to the existing site including circulation, parking, or building expansions.
- No change in traffic volume entering and exiting the site.

OWNER

Bh Enterprises of Arizona
480-596-1100

APPLICANT CONTACT

Stephen Klassen
Benchmark Design
480-650-9921

LOCATION

7848 E Redfield Rd

BACKGROUND

Zoning.

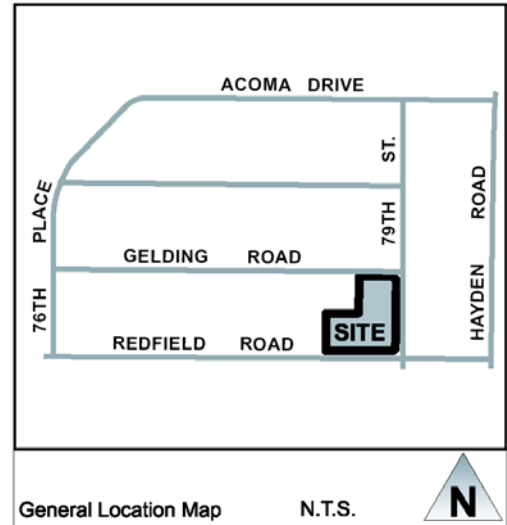
The site is zoned Industrial Park District (I-1) which allows for furniture manufacturing or refinishing with a conditional use permit.

General Plan.

The General Plan Land Use Element designates the property as an employment core that includes a range of uses from light manufacturing to light industrial and office uses.

Context.

The existing building is located west of Hayden Road, specifically at the northwest corner of Redfield Road and 79th Street. The site is completely surrounded by Industrial Park District (I-1) zoned properties that consist of existing buildings.



**APPLICANT'S
PROPOSAL**

Goal/Purpose of Request.

The requested use permit is for furniture manufacturing and refinishing for an existing kitchen cabinetry facility in the airpark, Benchmark Design and Kitchen Craft. The existing facility consists of four suites, approximately 8,600 sq. ft., within a larger building that contains a variety of other furniture wholesalers, repair shops, and offices. Currently the applicant uses the suites for retail display, company offices, storage, and a shop to assemble cabinets and do minor repairs. Recently, the business has been seeing the need for more custom made products that requires more equipment in the shop area to manufacture and finish the products. Therefore, the applicant would like to add a paint booth and other equipment in the existing shop area to meet the new needs of the business.

Development Information.

- *Existing Use:* office/warehouse
- *Buildings/Description:* one existing building
- *Parcel Size:* 2.63 acres
- *Floor Area:* approx. 8,600 sq. ft. for the 4 suites

IMPACT ANALYSIS

Traffic.

This is a proposal to add a paint booth and related equipment to an existing shop area used to manufacture and refinish products. The paint booth and new equipment will not serve retail customers, therefore there will be no appreciable change in traffic volume entering and exiting the site.

Parking.

The use permit request does not increase the required amount of parking for the existing site.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - *The paint booth, constructed completely within the existing building, will be installed according to federally standards and EPA requirements. Typical paint booths utilize a compressor for painting, which will be located within the paint booth or within the existing building. It is not anticipated that the installation will not cause any damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.*

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - *There will be no impact on the surrounding area resulting from an unusual volume or character of traffic.*
3. There are no other factors associated with this project that will be materially detrimental to the public.
 - *There are no other factors associated with this project that will be detrimental to the public.*
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - *Being in the airpark, the proposed use is compatible with the type of uses permitted in the surrounding areas.*

Community Involvement.

The applicant has sent letters to all property owners within 750 feet of the site. The applicant and Staff have not received any calls from the public regarding this project at the time of drafting this report.

Community Impact.

The site is located in an area of the airpark that was developed with similar and compatible uses. There are no schools or churches within ½ mile of the building. Adequate parking and circulation are provided on the site. The existing facility consists of four suites within the larger building. The new paint booth and new equipment will be placed in the two middle suites, entirely within the building, that is the existing shop area. Therefore, the suites located on each side of the shop area act as a buffer for any noise that could be generated. The existing building meets the fire code and building code requirements for the installation of the paint booth. The use permit for furniture manufacturing or refinishing, as part of an existing kitchen cabinet shop is not anticipated to create any negative impacts on the surrounding area.

**STAFF
RECOMMENDATION**

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Bill Verschuren
Senior Planner
480-312-7734
E-mail: bverschuren@ScottsdaleAZ.gov

APPROVED BY

Bill Verschuren
Report Author

Randy Grant
Chief Planning Officer

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Citizen Involvement
7. Site Plan

PLANNING COMMISSION REPORT



MEETING DATE: August 27, 2003

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Basis Charter School

REQUEST

Request to approve a conditional use permit for a Private/Charter School on a 1 +/- acre parcel located at 9128 E San Salvador with Industrial Park, Planned Community District (I-1, PCD) zoning.

12-UP-2003

Key Items for Consideration:

- An existing building occupies the site.
- There is an existing use permit for a pre-school for the site.
- The proposed use generates less traffic per day than the use permit for a pre-school.
- The proposal meets all of the use permit criteria for charter schools.

Related Policies, References:

4-UP-87 and 5-TA-2002

OWNER

Scorpius Corporation
480-596-9000

APPLICANT CONTACT

Jordan Rose
Jordan Bischoff Mcguire & Rose PlcLC
480-505-3939

LOCATION

9128 E San Salvador Dr

BACKGROUND

Zoning.

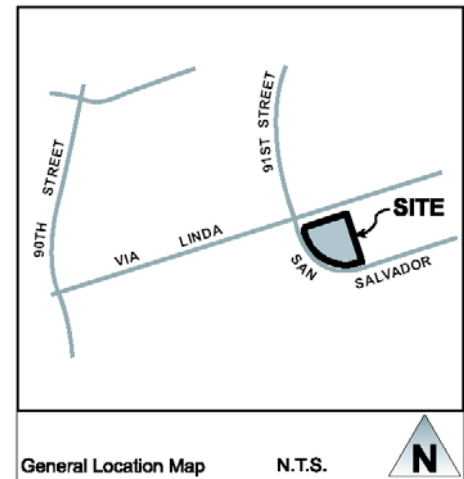
The site is zoned Industrial Park District (I-1). The I-1 zoning district allows for a variety of manufacturing, general employment, and warehousing.

General Plan.

The General Plan Land Use Element designates the property as Employment. This category includes a range of employment uses from light manufacturing to light industrial and office space.

Context.

This property is located in an industrial park at the eastern portion of McCormick Ranch. Specifically, the site is located on the edge of the industrial park, adjacent to residential and office uses. The properties to the east, south, and west are zoned Industrial Park District (I-1). The northwest



corner of Via Linda and 91st Street is a Multi-Family Residential District (R-5) consisting of condominiums.

History.

There is an existing two-story building found on the site. In the past, the first floor of the building was used for a pre-school and the second floor for general offices. Currently the site has an existing approved use permit to operate a pre-school facility with the capacity of 272 students.

**APPLICANT'S
PROPOSAL**

Goal/Purpose of Request.

The applicant requests approval of a use permit for a charter school to teach middle school students, 5th, 6th, 7th, and 8th grades. The school will be in session from August to May and offer half-day summer school classes in June. Classes will occur between the hours of 8:00 am and 2:45 pm. (Monday thru Friday) and offer after school activities. The enrollment for the school during the first year has been anticipated to be 120 students. The school expects to reach it maximum amount stipulated of 200 students in 2007.

Development Information.

- *Existing Use:* Former Day Care Center/Offices
- *Buildings/Description:* Existing Two Story Building
- *Parcel Size:* 74,244 sq. ft. (gross) and
47,645 sq. ft. (net)
- *Building Height Allowed:* 36 feet
- *Existing Building Height:* 34 feet
- *Floor Area:* 14,183 sq. ft. (gross)

IMPACT ANALYSIS

Traffic.

Analysis of the existing and expected trip generation demonstrates that the proposed combination of private middle school and leased office space would generate 726 trips per day to and from the site. This represents significantly more trips than would be generated by the land uses allowed by the existing industrial zoning (light industrial, general office, medical office, or manufacturing). However, the proposed middle school and office uses would generate half as many trips per day as a pre-school operating under the conditions of the existing use permit for the site.

Capacity calculations were completed for the adjacent signalized intersection of Via Linda & 91st Street/San Salvador. The addition of the school traffic will decrease the intersection level of service from C to D during the p.m. peak hour for the year 2003 as compared to background traffic conditions. The level of service at the intersection will further decrease from the school opening in 2003 to the ultimate enrollment (200 students) date in 2007 due to increases in background traffic and additional site generated traffic.

On-site circulation was evaluated for the proposed middle school. Queuing calculations demonstrate that area available on-site for queuing is adequate to

handle vehicle drop-off and pick-up activities. Staff has stipulated that the northern driveway along San Salvador be signed as “do not enter” egress only to enhance site circulation.

Parking.

- 34 parking spaces are required, 35 parking spaces are provided.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - *There will be no damage or nuisance arising from odor, dust, vibration or illumination. A small playground is located on the south side of the building. Any noises generated from this area should not pose any impacts to surrounding properties.*
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - *The proposed middle school and office uses would generate half as many trips per day as a pre-school operating under the conditions of the existing use permit for the site. The surrounding areas will not be impacted from an unusual volume or character of traffic.*
 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - *No other detrimental factors have been identified.*
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - *Despite the industrial zoning in this area, the surrounding properties are used primarily for offices, warehousing, and schooling. Another approved charter school (Olympic Camps of Arizona) is found within blocks of this project. Potential industrial uses allowed within the I-1 district could have a negative impact on the school.*
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
 1. No conditional use permit application for a proposed private and charter school shall be deemed complete unless the zoning administrator has determined that the following condition exists:
 - a. Location: all proposed private and charter schools shall be located a minimum of five hundred (500) feet from any adult use.
 - *This site is not located in proximity to an adult use.*
 - b. Lot area: the minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000) square feet (net).

- *The site has a net lot of approximately 47,000 square feet.*
- c. Noise: there shall be no outside speaker system or bells if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.
 - *The project will not have any outside speakers or bells, which has been stipulated.*
- d. Lighting: all lighting adjacent to residential districts shall be setback a minimum of thirty (30) feet from the property line.
 - *This site is adjacent to industrial districts and to the Via Linda right-of-way.*
- e. Open space: per underlying zoning district open space requirements. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.
 - *This application is within an existing building on an existing site. There are no additions to the building proposed.*
- f. Parking: parking shall observe the front yard setbacks of the district for all frontages. Parking shall be located and screened per the requirements of the district. A twenty-foot minimum landscaped setback shall be provided where parking is adjacent to residential districts.
 - *This site meets ordinance requirements and the 20 ft. minimum along Via Linda and San Salvador.*
- g. Outdoor recreation area: all outdoor playgrounds and recreation areas shall be enclosed by a six (6) foot wall or fence to protect the safety and welfare of the students and shall be located within the side or rear yard.
 - *The outdoor playground area is located in the rear yard and screened by a six (6) foot block wall.*
- h. Drop-off area: a drop-off area shall be located along a sidewalk or landing area connected to the main entrance of the school. The drop off area shall accommodate a minimum of five (5) vehicles. A larger drop off area shall be required if justified by the traffic analysis.
 - *The Transportation Department has reviewed drop-off area and has found that it meets this requirement.*
- i. Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the Development Review Board.
 - *This application meets this requirement.*
- j. Circulation plan: the applicant shall submit a circulation plan to insure minimal vehicular conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.
 - *The Transportation Department has reviewed the circulation plan and has found that it meets this requirement.*
- k. Airport noise mitigation: applications located between the 55 DNL and the 60 DNL noise contour, as shown in the general plan and zoning map, located in the latest Scottsdale airport noise compatibility plan shall use sound attenuation measures to reduce outside-to-inside noise by 25 db. These sound attenuation

measures are shown in the model building code contained in the Scottsdale airport noise compatibility plan.

- *This application is not between the 55 and the 60 DNL noise contours.*

Community Involvement.

On May 29, 2003 the applicant sent letters to all individuals within 750 feet of the site, including the surrounding Home Owner Associations, and held an Open House meeting on June 6, 2003. There were no attendees at the Open House, and no letters of opposition have been received. The applicant did receive two phone calls from adjacent neighbors regarding general questions about the application.

Community Impact.

Approval of this application could help to relieve pressure to locate private and charter schools in residential neighborhoods that could be concerned about the traffic and noise impacts of schools. The applicant will relocate the southern driveway along San Salvador, sign the northern driveway as “do not enter” egress only, and create a new “right turn only” driveway along Via Linda to enhance site access/egress and to help relieve general circulation in the area. Even though the school is located on the edge of the industrial park, another Industrial use, which can generate odors and noise, is allowed by right in this zoning district and could potentially impact the school in the future.

**STAFF
RECOMMENDATION**

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Bill Verschuren
Senior Planner
480-312-7734
E-mail: bverschuren@ScottsdaleAZ.gov

APPROVED BY

Bill Verschuren
Report Author

Randy Grant
Chief Planning Officer

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Traffic Impact Analysis Summary
8. Citizen Involvement
9. Pick-up/Drop-off Circulation Map
10. Site Plan

PLANNING COMMISSION REPORT



MEETING DATE: August 27, 2003

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

DC Ranch Village Health Studio And Spa

REQUEST

Request to approve a conditional use permit for a health studio on a 6.3 +/- acre parcel located at the southeast corner of Union Hills Drive and Thompson Peak Parkway with Planned Commercial Center, Planned Community District (PCC, PCD) zoning.

13-UP-2003

Key Items for Consideration:

- The property is located in a planned mixed-use area.
- The use will not have a negative impact on traffic or existing and planned development.
- Adequate parking will be provided.

Related Policies, References:

54-ZN-1989#1 thru 5
Development Agreement

OWNER

DC Ranch L.L.C.
480-367-7000

APPLICANT CONTACT

Karrin K. Taylor
Biskind, Hunt & Taylor, P.L.C.
602-955-3452

LOCATION

10101 E Thompson Peak Py

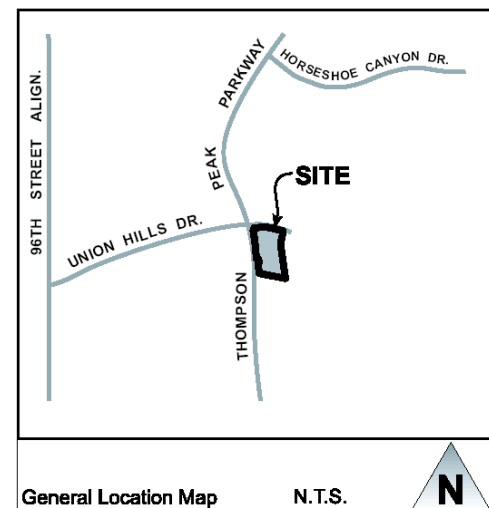
BACKGROUND

Zoning.

DC Ranch is a master planned community. The site is zoned Planned Community Center/Planned Community District (PCC/PCD). The PCC/PCD zoning district allows a larger variety of commercial activities to serve a larger segment of population than a typical neighborhood shopping center. Health studios require approval of a conditional use permit in the PCC/PCD District.

Context.

This site is located at the southeast corner of the future Union Hills Drive and Thompson Peak Parkway intersection. The site is currently part of a larger stockpile area of rock and dirt generated from DC Ranch construction and grading. The site is located at the south end of DC Ranch's planned Town Center, which will be a mixed-use development consisting of office, retail,



and integrated residential uses. To the south is open desert but zoned residential (Toll Brothers) and part of the proposed McDowell Sonoran Preserve study boundary.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

The applicant proposes to construct a new 82,000 sq.ft. health studio as the first development in the DC Ranch Town Center. The building is oriented toward the planned mixed-use development to the north and east. Access will be from both Union Hills Drive and Thompson Peak Parkway. Limited on-street parking is proposed on Union Hills Drive, which will become a local street east of the Thompson Peak Parkway intersection and terminate at the Town Center.

The majority of the parking will be to the south of the building and will provide a buffer between the building activities and the residential district to the south. Outdoor swimming and play/event areas will be screened by privacy walls, and the remainder of the health studio activities will be indoors. The features of the health studio include aerobics, cardiovascular and weight equipment, sport courts, pool and spa facilities, juice and sandwich bar, lockers/changing rooms, and restrooms.

Development information.

- *Existing Use:* Vacant
- *Proposed Use:* Health studio
- *Buildings/Description:* 82,000 sq.ft including a 1,500 sq.ft. pool house
- *Parcel Size:* 6.29 acres
- *Building Height Allowed:* 56 feet
- *Proposed Building Height:* 56 feet (3 stories)
- *Floor Area:* 82,000 sq.ft.
- *Parking:* 274 spaces are required, 320 are provided

IMPACT ANALYSIS

Traffic.

The applicant has provided estimated client arrival times, and employee arrival and departure times. The health club plans to be open every day, 5:30 a.m. to 10:00 p.m. Monday through Friday, and 7:00 a.m. to 8:00 p.m. on weekends. Client turnover time is estimated at one and one half hour. The health club will also provide for ancillary functions including a full service spa with body treatments, a salon, and hair care facilities. It is anticipated that the proposed health studio will generate 1880 daily trips.

Thompson Peak Parkway is classified as a major arterial adjacent to the site. Union Hills Drive is classified as a minor arterial west of Thompson Peak Parkway. This section of Thompson Peak Parkway (south of Windgate Pass) and Union Hills Drive (from 91st Street to Thompson Peak Parkway) will be constructed as part of the current DC Ranch Communities Facilities District (CFD). Construction is planned to be completed by the Summer of 2004.

The current approved DC Ranch Master Circulation Plan shows Union Hills Drive extending east from Thompson Peak Parkway to serve the adjacent residential parcels. DC Ranch is proposing to modify the circulation plan to terminate Union Hills Drive just east of Thompson Peak Parkway serving the subject site and the commercial parcel to the north. The residential area east of this area would have access from Horseshoe Canyon Drive to the north.

Primary site access is provided from Union Hills Drive, which is planned to be signalized at Thompson Peak Parkway. A secondary site access is proposed on Thompson Peak Parkway south of Union Hills Drive. Staff is recommending that this access be restricted to right-in, right-out only per the approved master circulation plan.

Staff is concerned about the proposed design for Union Hills Drive as shown on the submitted site plan. Parking maneuvers for the angled parking may conflict with vehicles traveling east from Thompson Peak Parkway. Also, the proposed roundabout is not consistent with current federal design standards, which may lead to driver confusion. Modified designs for the angled parking and roundabout have been stipulated at the time of submittal to the Development Review Board.

Airport Vicinity.

This development is not located in the Scottsdale Airport Noise Influence Area.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - *This use does not generate smoke, odor, dust, or vibration.*
 - *Noise from operations will be contained on site.*
 - *There will be no sports or field lighting. Building and parking lot lighting has been stipulated to be sensitive to the area.*
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - *The traffic generation analysis demonstrates that the use will not have a negative impact on traffic.*
 - *The secondary site access on Thompson Peak Parkway south of Union Hills Drive is stipulated to be restricted to right-in, right-out only.*
 - *Modified designs for the angled parking and roundabout have been stipulated at the time of submittal to the Development Review Board.*

3. There are no other factors associated with this project that will be materially detrimental to the public.
 - *The project narrative and file contents do not lead to any other factors that could be materially detrimental to the public.*
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - *The use is compatible with the mixed-use development plans for the Town Center.*
 - *The use occurs within an enclosed building or behind privacy walls, and the operational characteristics will be compatible with the surrounding uses.*
 - *There will be sufficient parking on site.*
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.

No additional conditions are specified in the Zoning Code.

Water/Sewer.

The applicant is responsible for new water and sewer infrastructure to service the site. There are no anticipated uses as this area has been master planned for the proposed uses.

Police/Fire.

Police and fire facilities exist in the DC Ranch Master Planned Community, and no service impacts are anticipated.

Community involvement.

The applicant has notified the DC Ranch community and the Ironwood Village community. An Ironwood Village resident has expressed concern about the use and the height of the proposed building. No other comments have been received regarding this request.

Community Impact.

This is the first development in the DC Ranch Town Center. The use will not have a negative impact on traffic or existing and planned development.

**STAFF
RECOMMENDATION**

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Tim Curtis
Project Coordination Manager
480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY

Tim Curtis
Report Author

Randy Grant
Chief Planning Officer

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Citizen Involvement
8. Site Plan

PLANNING COMMISSION REPORT



MEETING DATE: August 27, 2003

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

McDowell Village

REQUEST

Request to approve:

1. To rezone from Regional Shopping Center District (C-S) to Planned Community District (PCD) with underlying zoning comparable to Regional Shopping Center District (C-S) and Multi-Family Residential District (R-5) on a 13.3 +/- acre parcel located at the northwest corner of Granite Reef and McDowell Roads.
2. A municipal use master site plan for a Senior Center on a portion of a 13.3 +/- acre parcel located at the Northwest corner of Granite Reef and McDowell Roads.

9-ZN-2003 & 15-UP-2003

Key Items for Consideration:

- This rezoning and development plan is a result of numerous public meetings and direction from the City Council.
- 100-foot setbacks are proposed from the single-family homes to the north.
- Amended development standards are proposed for density, open space, setbacks, and landscaping.
- A parking master plan proposes shared parking.
- There are no adverse traffic impacts.

Related Policies, References:

Development Agreement

APPLICANT/OWNER CONTACT

Laurel Edgar
City of Scottsdale
480-312-7313

LOCATION

8302 E McDowell Rd

BACKGROUND

Zoning.

The site is currently zoned Shopping Center District (C-S), which is intended to provide for well-designed shopping facilities which serve a large regional area.

General Plan.

The General Plan Land Use Element designates the property as Mixed Use Neighborhoods. This category includes higher density housing combined with complementary office or retail uses.



**APPLICANT'S
PROPOSAL**

Context.

This site is approximately 13 acres in size and was formerly used as a super market for approximately 40 years. The site is currently vacant, has access to 3 surrounding roads, and is surrounding by single-family homes to the north, commercial uses to the east and west, and industrial to the south.

Goal/Purpose of Request.

The Planned Community District (PCD) allows the developer to amend the R-5 and C-S development standards to produce a living environment and lifestyle superior to that produced by existing standards. Because the site is in a designated redevelopment area, all proposed amendments to the development standards are required to first be heard by the Development Review Board. Comments made by the Development Review Board will be forward to the Planning Commission and City Council.

The proposed mixed-use development consists of 230 independent living senior apartments, 10,000 square feet of retail/restaurant uses, an 11,000 square foot community theater, and a 37,500 square foot senior center. The development proposes to create a community-based site that will serve and provide entertainment to the nearby neighborhood and senior community. The space will provide opportunities for interaction among the various patrons of the restaurants, theater, senior center, and senior housing. Common open space areas and architectural elements will be used to provide a visual continuity to the project to create a village environment.

Development information.

- *Existing Use:* Vacant
- *Buildings/Description:* 230 senior housing units
37,500 sq.ft. senior center
11,000 sq.ft. community theater
10,000 sq.ft. retail/restaurant
- *Parcel Size:* 13.1+/- acres
- *Building Height Allowed:* 36 feet
- *Proposed Building Height:* 36 feet

Amended Development Standards

To accomplish the village environment, the applicant proposes to amend the development standards of the R-5 and C-S Districts to increase development cohesiveness and flexibility, and to maximize usable open space areas. The amended development standards pertain to development density, open space, setbacks, and landscaping, and are shown briefly in the chart below.

Existing Development Standard	Proposed Amended Standard
Density R-5= 23 du/ac on residential lot only No density maximum for non-residential lot C-S= 0.8% FAR and 25% lot coverage max	R-5= 21 du/ac on both R-5 lots (combined) C-S= 0.6% FAR; open space and parking requirements dictate lot coverage
Open Space R-5= 40% of residential lot 24% of non-residential lot C-S= 19.6%	R-5= combined rate of 30% C-S= No change
Setbacks R-5= 15' landscaped from single-family 50' for 2-story bldgs from single-family C-S= 25' landscaped front 50' side and rear from residential	R-5= 50' from single-family 100' for 3-story bldgs from single-family 4' landscaped from single-family C-S= 20' landscaped front 50' side and rear from R1 residential
Landscaping R/5= 1.5 trees per dwelling unit (100% mature) 1.5 trees per 900 sq.ft. of open space for non-residential (40% mature)	R/5= 1.5 trees per 900 sq.ft. of open space (25% mature)

IMPACT ANALYSIS

Traffic.

This new complex will have the same basic pattern of access that the previous grocery store (Smitty's) had to McDowell Road (direct left turn access), to 82nd Street and to Granite Reef Road. There will be one direct access to McDowell Road, a median break with full left in and left out access. This is the same median cut concept that served Smitty's however it will be relocated a short distance to the west to accommodate the new site layout. 82nd Street and Granite Reef Road have full signalized left turn access to McDowell Road.

The site, for traffic purposes can be thought of as two sections, east and west. The east component has the retail, the Stagebrush theater, and the senior center. The west side has the senior housing component. East and west are linked, for vehicular traffic, along the existing north side alley. The east side components have direct driveway left turn access to Granite Reef Road, and McDowell Road signalized access, via Granite Reef Road. The west, housing side, has direct access to 82nd Street, and signalized access to McDowell Road via 82nd Street.

The west side housing and the east side mixed use will each have internal drop-off points. The bus pullout / deceleration lane on McDowell Road and the bus stop on Granite Reef Road will be connected by walkways to the housing, retail, theater and senior center.

This proposed complex will generate less overall traffic than Smitty's. The proposed use peaking characteristics will be different, with the east side senior center event traffic and the theater traffic generally occurring at the off peak times. The proposed retail is about 1/10th the size of Smitty's and will peak more closely with the ambient traffic, although the comparative retail traffic generation will be low compared with Smitty's. A consultant traffic study has been prepared (see Attachment #7).

Parking.

A parking master plan for the mixed use site has been prepared to recognize the ability to share parking based on different demands at different times of day. By evaluating the parking demand based on the proposed uses and their busiest times of day, the parking master plan establishes a more efficient parking situation and site layout than would be allowed by normal parking standards. Without considering the sharing of spaces, the parking demand for these uses is 642 spaces. When evaluating the specific uses and different demand times to share parking, a more realistic number of 501 parking spaces are required (22% reduction). The proposed site plan proposes 534 spaces (17% reduction). A consultant parking master plan has been prepared (see Attachment #7A).

Water/Sewer.

The applicant is responsible for new water and sewer infrastructure to service the site. There are no anticipated issues as this area has been developed for the intense uses.

Police/Fire.

Police and fire facilities exist within 2 miles of this site. A police beat office is proposed on this site in the senior center. There are no anticipated issues as this area has been developed for the intense uses.

Schools District comments/review.

Scottsdale Unified School District has been notified of this application and has indicated this proposal will not impact school capacity. No children are proposed in the housing development.

Open space.

Open space has been maximized by consolidating over 1-acre of space to be shared internally among all land users, in addition to perimeter open space.

Community involvement.

There have been numerous open houses regarding the development of the proposed site. Recent comments have been in general support of the project. The Development Review Board will review the proposed amended development standards on August 21, 2003.

Policy Implications/Community Impact.

This development will revitalize a property that has been underutilized for years. The City purchased the property and has been working with the neighborhood to determine acceptable uses, as reflected in this proposed mixed-use project. Earlier this year, the City Council directed City staff to coordinate a senior housing and retail development to compliment the senior center and community theater planned for this site. The neighborhood generally supports the project and reinvestment into the area.

**STAFF
RECOMMENDATION****Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Tim Curtis
Project Coordination Manager
480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY

Tim Curtis
Report Author

Randy Grant
Chief Planning Officer

ATTACHMENTS

1. Applicant's Narrative
- 1A. Proposed Amended Development Standards
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Existing Zoning Map
- 4A. Proposed Zoning Map
5. Stipulations 9-ZN-2003
6. Additional Information
7. Traffic Impact Summary
- 7A. Parking Master Plan
8. Citizen Involvement
9. Site Plan